



ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 2 Neighborhood R-15B
Single-Family Residential Homes

Date: August 14, 2014
Applicant: Pebble Creek Companies
Case No.: DRC-14-04
Address: OR VLG 2 Neighborhood R-15B: Ortega Street
(APN 644-313-01-00)
Project Planner: Caroline Young

Notice is hereby given that on August 14, 2014, the Zoning Administrator considered Design Review (DRC) application DRC-14-04, filed by Pebble Creek Companies ("Applicant"). The Applicant requests a Design Review approval to construct sixteen (16) single-family residential homes on individual lots in Otay Ranch Village Two, Neighborhood R-15B. The Project is located along Ortega Street, south of Santa Victoria Road ("Project Site") and is owned by Otay View 16 LLC ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project consists of a Design Review to construct sixteen (16) single-family residential homes on individual lots. The lot sizes range from 4,300 square-feet to 6,200 square-feet. There are three different plan types to choose from, all consisting of two story homes, 4 and 5 bedrooms, two (2) car garage, and private open space. The homes will consist of three different architectural styles: Spanish, Tuscan, and Craftsman to per the Otay Ranch Village 2 SPA regulations. Enhanced features such as concrete tile roof, window shutters, arched entry ways and garage doors, and stone veneer, and columns will be provided. Each home will either provide a porch area or a featured enhanced pedestrian window in the front of the homes. A variety of light to dark colors will be provided through the three different models types such as a "dark bronze", "bluff stone", "coastal ledge", or "chocolate brownie" color with accent trim colors ranging from a "Zorba" and "Barn Owl". The roof as well has a variety of color ranging from a "San Marcos Blend" to an Ashwood Blend"

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

1. **That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-15B is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed single-family use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

2. **The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements. Each home includes a two-car garage and private side and rear yards for recreational purposes. Enhanced architectural details are proposed along the street elevations and along the private driveway between Lot 13 and 24 per the Otay Ranch Village 2 SPA plan.

3. **The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The proposed project is cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan. Architectural features, variety of roof pitches, stone material, columns, as well as a variety of colors are provided on the building to provide contrast. The design is consistent with the Otay Ranch Village Two SPA regulations.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-14-04, as described above subject to the following conditions of approval:

- I. **Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the

Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees related to the R5 Neighborhood within deposit account DQ-1776.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on August 14, 2014.
4. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City and recorded.

Fire Department

5. The Project must comply with the Fire Protection Plan for Otay Ranch Village 2.
6. The Project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
7. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
8. The fire hydrants shall be located not greater than 500 feet apart for single-family properties.
9. This project is required to provide a turn around per the Chula Vista Fire Department along Pershing Road prior to building permit approval.
10. The building(s) shall be addressed in accordance with the following criteria:
 - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke

Land Development/Landscape Architecture Division

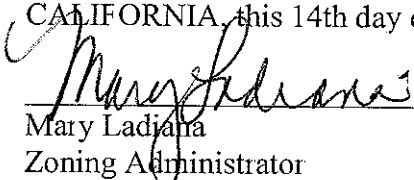
11. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. CVT No. 06-05.
12. The following fees will be required based on the final building plans submitted:
 - Sewer Capacity Fee
 - Traffic Signal Fee
 - Public Facilities Development Impact Fees
 - Eastern Transportation Development Impact Fees
 - Other Engineering Fees as applicable per Master Fee Schedule
13. Prior to Parcel Map, Grading and Street Improvement Plan approval, the Applicant shall submit duplicate copies of the Street Improvement Plan, Grading Plan, Final Map and Site Improvement Plan in digital format, such as (DXF) graphic file, on a CD or through e-mail based on California State Plane Coordinate System (NAD 83, Zone 6) in accordance with the City Guidelines for Digital Submittal.
14. The Applicant shall supply each new homeowner with a copy of the City of Chula Vista Landscape Water Conservation Checklist prior to occupancy of the homes.
15. The design of yards for models homes will be subject the Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal code as will the design of developer installed front yards.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-14-04, approved on August 14, 2014, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.

5. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 14th day of August 2014.



Mary Ladjana
Zoning Administrator